



**Bowden Road**  
St. James, Northampton

**oriordanbond**  
SALES & LETTINGS

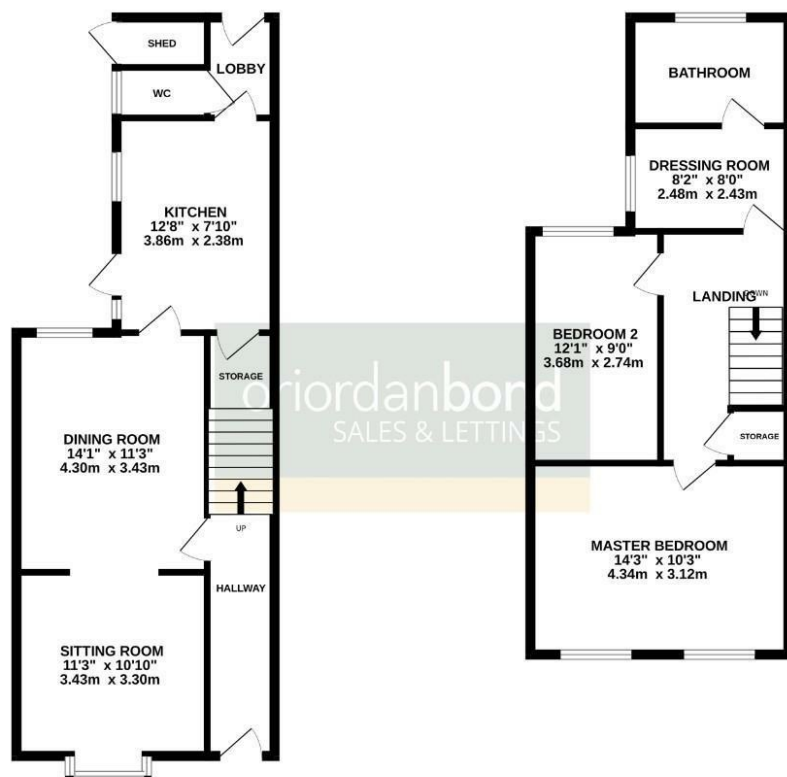




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 850sq. ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bowden Road

St. James

NN5 5LT

PRICE £179,995

Offered to the market with no onward chain is this well presented two bedroom bay fronted terraced house. Located within the popular residential area of St. James, set within close proximity to local schools and shops and within walking distance to Northampton's town centre and train station, the property would make an ideal purchase for first time buyers and investors.

The accommodation comprises entrance hall, sitting room, dining room, kitchen, cloakroom/WC, two first floor double bedrooms and dressing room leading to the family bathroom. Outside is a low maintenance garden to the rear. Further benefits include gas radiator heating and uPVC double glazing (B/850/S)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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